



City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: October 10, 2018

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 - A. Petition #18-10-01: Request of Whitty LLC d/b/a Fallons Bar and Grill for a conditional use permit to allow outdoor dining and the sale of liquor at 15850 Manchester Road within the C-3 Commercial Zoning District.
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7. PETITION(S) FOR APPROVAL
 - A. Petition #18-10-03: Petition of Marc Joseph Pemberton to amend an existing conditional use permit allowing the transfer of ownership and operation of LC Auto, an existing auto service and repair use, located at 15996 Manchester Road within the C-3 Commercial Zoning District.
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 - A. Petition #18-10-04: The Planning and Zoning Commission will discuss and consider City-initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations, of the Municipal Code of the City of Ellisville, pertaining to the following: (1) Section 400.050 Public Hearings – When Required – Notice, (2) 400.060 Fees – Clerk to Collect, (3) Section 400.070 Fees – Amounts Specified, (4) Section 400.310 – “C-5” Planned Commercial District, (5) Section 400.150 Conditional Use Permit Procedure, (6) 400.180 Zone Changes, (7) Section 400.185 Text Amendments, and (8) Section 400.140 Board of Adjustment – Appeals, Procedure (continued).
9. DATE SELECTION FOR APPRECIATION DINNER
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PLANNING AND ZONING COMMISSION MEETING SUMMARY

1. **CALL TO ORDER:** Chairman Boggs called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Burtelow led the Pledge of Allegiance.
3. **ROLL CALL**

Present

Curtis Boggs
John Ellebrecht
Shari Newby
Nancy Bengtson
Jim Burtelow
Sandie McGrath
Al Tamulaitis
Rob Compton
Cindy Parnell, Assistant City Attorney

Absent

Suzanne Gundlach

A quorum was present for the meeting.

Also present were City Planner Hood, Councilmembers McGrath and Reel.

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Ellebrecht to approve the Agenda, as written, and was seconded by Commissioner McGrath. The votes were as follows:

Aye

Curtis Boggs
John Ellebrecht
Shari Newby
Nancy Bengtson
Jim Burtelow
Sandie McGrath
Al Tamulaitis
Rob Compton

Nay

Abstain

Absent

Suzanne Gundlach

5. APPROVAL OF MINUTES

A motion was made by Commissioner Ellebrecht to approve the August 8, 2018, Regular Meeting Minutes, as written, and was seconded by Commissioner Bengtson. Hearing no questions or discussions, the votes were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Curtis Boggs			Suzanne Gundlach
John Ellebrecht			
Shari Newby			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Al Tamulaitis			
Rob Compton			

6. PETITION(S) FOR RECOMMENDATION

Petition #18-10-01: Request of Whitty LLC d/b/a Fallons Bar and Grill for a conditional use permit to allow outdoor dining and the sale of liquor at 15850 Manchester Road within the C-3 Commercial Zoning District.

Planner Hood stated the applicant is requesting approval of a conditional use permit to authorize the issuance of a liquor license and allow outdoor dining at this location.

The applicant stated he currently owns another location in Olivette, and is excited to expand to Ellisville. The new manager is from this area.

Commissioner McGrath stated in the application it was said you are highly devoted to the community, and inquired about upcoming events, and their hours of operation.

The applicant stated they like to have one charity event monthly or bimonthly. They may also adjust their business hours for Ellisville. It may not be necessary to have late hours.

Commissioner McGrath also stated the outdoor dining is in a good area. However, the rail does not extend to the end of the area. She also inquired as to the outdoor furniture during the winter months.

The applicant stated they are going to install metal planter boxes at the entrance. The outdoor furniture is always put in the storage for the winter months. It will not be out.

Commissioner McGrath also inquired as to the prevention of underage drinking and training for servers. The applicant stated all of the staff is well-trained.

Discussions ensued among the Commissioners.

Commissioner Compton moved to waive the public hearing and forward a favorable recommendation to the City Council. The motion was seconded by Commissioner Tamulaitis. The votes were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Curtis Boggs			Suzanne Gundlach
John Ellebrecht			
Shari Newby			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Al Tamulaitis			
Rob Compton			

Petition #18-10-02: Petition of VIP Spa for issuance of a conditional use permit to allow massage therapy services at the location known and numbered as 109 Clarkson Executive Park, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.

THIS PETITION WAS CANCELED.

7. PETITION(S) FOR APPROVAL

Petition #18-10-03: Petition of Marc Joseph Pemberton to amend an existing conditional use permit allowing the transfer of ownership and operation of LC Auto, an existing auto service and repair use, located at 15996 Manchester Road within the C-3 Commercial Zoning District.

Planner Hood stated the applicant is proposing to transfer ownership, and the operations will remain the same. City staff researched files and found the previous code violations were corrected, and the case had been closed. However, there is no record of the Landscape Plan or the Phase II study.

Discussions ensued among the Commissioners and the applicant

Commissioner Compton moved to table this petition until the next Planning and Zoning meeting.

The motion was seconded by Commissioner Ellebrecht. The votes were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Curtis Boggs			Suzanne Gundlach
John Ellebrecht			
Shari Newby			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Al Tamulaitis			
Rob Compton			

8. PUBLIC HEARING(S)

Petition #18-10-04: The Planning and Zoning Commission will discuss and consider City-initiated petitions for Text Amendments to Title IV, Land Use, Chapter 400: Zoning Regulations, of the Municipal Code of the City of Ellisville, pertaining to the following: (1) Section 400.050 Public Hearings – When Required – Notice, (2) 400.060 Fees – Clerk to Collect, (3) Section 400.070 Fees – Amounts Specified, (4) Section 400.310 – “C-5” Planned Commercial District, (5) Section 400.150 Conditional Use Permit Procedure, (6) 400.180 Zone Changes, (7) Section 400.185 Text Amendments, and (8) Section 400.140 Board of Adjustment – Appeals, Procedure (continued).

Assistant City Attorney Parnell read the exhibit list. Chairman Boggs swore in Planner Hood.

Chairman Boggs opened the public hearing.

Planner Hood stated all text amendments to the land use regulations require a public hearing at the Planning and Zoning level, a recommendation from the Planning and Zoning level, a public hearing at the City Council level, and a decision via an ordinance.

Staff is proposing to update the public hearing regulations relating to public hearing requirements, fees, conditional use permit application requirements.

No public comments.

Chairman Boggs closed the public hearing.

Discussions ensued among the Commissioners and Planner Hood.

Commissioner Ellebrecht moved to forward a favorable recommendation to the City Council, as outlined in Exhibit A. The motion was seconded by Commissioner Compton. The votes were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Curtis Boggs			Suzanne Gundlach
John Ellebrecht			
Shari Newby			
Nancy Bengtson			
Jim Burtelow			
Sandie McGrath			
Al Tamulaitis			
Rob Compton			

EXHIBIT A – PETITION #18-10-04

Section 400.050. Public Hearings - When Required - Notice.

- A. A public hearing shall be required for:
1. Any petition for a change in zoning district classification;
 2. Any petition for a text amendment to any land use regulation;
 3. Any petition for approval of a conditional use permit; and
 4. Any appeal to the Board of Adjustment.
- B. *Notice And Hearing.* Whenever the provisions of this Code require a public hearing, the procedures herein shall govern.
1. *Notice.* Notice in conformity with the Revised Statutes of Missouri shall be given but in no case less than fifteen (15) days prior to said public hearing.
 2. *Fees.* The fees for the public hearing as provided herein shall be at the petitioner's expense.
 3. *Time of publication - content.* The City Clerk shall see that at least fifteen (15) days' notice of the time and place of the hearing is published in a newspaper of general circulation in the City of Ellisville. The notice shall state the time and place of the hearing and the subject matter of the hearing.
 4. *Record of proceedings.* The official or officials holding the hearing shall provide for maintaining a record of the hearing and for taking statements, evidence and testimony.
 5. *Posting notice.* In addition to publishing notice, the City Clerk shall see that a sign providing notice of a pending zoning matter is posted on the subject premises or property or City block.
 6. *Notice to affected property owners.* The City Clerk shall notify in writing all owners of the land (exclusive of streets and alleys) within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the property which is subject to a petition for change in zoning district classification, a petition for approval of a conditional use permit, or an appeal to the Board of Adjustment. In the case of a petition for a change in zoning district classification, the City Clerk shall also notify in writing all owners of the land within the area affected by a change in zoning district. The notice shall state the time and place of the hearing and the subject matter of the hearing. Notification of individual property owners shall not be required for a petition for a text amendment to a land use regulation.
 7. *Continuances.* In the event the petitioner seeks more than one (1) continuance of any published hearing, there shall be republication and mailing of notices with all costs to be paid by petitioner; provided however, that the Council may grant one (1) additional continuance, without republication, for good cause resulting from circumstances not within the petitioner's control.

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Section 400.070. Fees - Amounts Specified.

[R.O. 2005 §2-353; CC 1997 §2-353]

Application fees for shall be as set out herein:

[Ord. No. 3253 §1, 1-20-2016]

Architectural review	\$50.00
Conditional use permit	\$350.00
Planned development	\$500.00
Site plan	\$50.00
Plat	\$400.00
Zone change text amendment	\$200.00
Variances	\$150.00
Variance court reporter	\$100.00

Court Reporter fee of \$100.00. This fee is used to cover the cost of the court reporter to attend the meeting as required by law. An applicant will be billed for any additional court report fees charged to the City in excess of the \$100.00 appearance fee. The fee does not include any transcription of the hearing. Note: Unless required by law, the City does not provide any transcription of the hearing and the applicant shall be responsible for requesting any transcription from the court reporter.

Public hearing	\$50.00
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Public hearing fees are used to cover the base fee for publication of notice in the local paper as required by law. An applicant will be billed for any costs of public notice required by law which are billed to the City in excess of the \$50.00 base publication fee.

Section 400.150 Conditional Use Permit Procedure.

A. *Application Requirements.*

1. Applications for a conditional use permit shall be made to the City. To initiate the review process, the proper application, plans and fees as set out in this Code must be filed with the City Planner. The owner or leaseholder of a property may file a conditional use permit application. If the application is made by a leaseholder or an authorized agent of the owner, the property owner must also sign the conditional use permit application or authorize the conditional use permit application in writing. At the time that an application is filed, the applicant shall pay a fee as required by the fee schedule approved by the City Council.
2. The requirements of this application shall apply to the review of a proposed use for a conditional use permit. For an application to be accepted for review, the following information shall be either placed on the application, site plan or on a separate sheet accompanying the submittal. Additional information to be placed on or submitted with the application and site plan beyond the requirements listed below may be requested by the City Planner. The City Planner may also waive the submission requirement for any of the same following information:

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- a. Letter addressed to the City Council describing the proposed use and providing a complete account of the proposed operation.
 - b. Location map, including north arrow and map scale.
 - c. Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
 - d. Name, address and telephone number of the person or firm submitting the application, the submitter's legal interest and the person or firm who desires the review comments to be forwarded to them.
 - e. Proposed use of the building and its construction type and distance from adjacent property lines.
 - f. Off-street parking and loading spaces, required and proposed, including the number, size and location of those designated for the handicapped.
 - g. Type and availability of all utilities and of sanitary sewage treatment and stormwater drainage facilities, including detention and retention ponds.
 - h. Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
 - i. Existing and proposed landscaping, including name and size of plant material.
 - j. Existing and proposed contour lines or elevations, based on mean sea level datum, at intervals of five (5) feet or less.
 - k. Location and size of existing and proposed freestanding signs.
 - l. Location and identification of all right-of-ways and easements (existing and proposed).
 - m. Location and height of all light poles and type of lighting and shielding.
 - n. Overall dimensions of all buildings and the gross floor area of each building.
 - o. Approximate location of any stormwater retention or detention facilities, sink holes and springs, silt berms, ponds and other silt control facilities.
 - p. At least two (2) section profiles through the site showing existing and/or proposed structures, as well as existing natural grade and/or proposed final grade.
 - q. The proposed ingress and egress to the site including adjacent streets.
 - r. A plan showing the proposed design intent as it relates to architectural consideration to be submitted to the Architectural Review Board for approval. Plans should be in sufficient detail to allow evaluation of the proposal and should show color, texture and material to be used for all exterior construction. Materials selected for wall, floor and roof construction shall comply with the provisions of the City Building Code. Presentation of construction materials shall include renderings, photographs, blueprints, a listing and/or photographs of pre-existing facilities located within the City of Ellisville using identical or similar materials and other graphic aids and/or physical samples as may be required to depict and define the appearance of the finished product as well as its durability as to exterior wall construction.
 - s. Use(s) proposed to be operated on the subject improved property.
 - t. Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form.
- B. *Staff Procedure.* Within fifteen (15) days of receipt of the application, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration before the Planning and Zoning Commission, unless said timeframe is mutually waived. Applicant must respond to the City Planner's list of deficiencies within thirty (30) days or the

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application is deemed void, unless such timeframe is mutually waived. Applications are scheduled for consideration by Planning and Zoning when all submission requirements are met. Upon receipt of the application, which has been determined to be complete by the City Planner, the application shall be referred to the Planning and Zoning Commission.

- C. *Planning And Zoning Commission Procedure.* The Planning and Zoning Commission may hold a public hearing before their body, but is not required to do so. The Planning and Zoning Commission shall investigate and make a report and recommendation regarding the application based upon the criteria for conditional use permit approval set forth in this Section. Such report and recommendation shall be filed with the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approval. The "date of official submission" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
- D. *City Council Procedure.* Upon receipt of the report and recommendation of the Planning and Zoning Commission, the Council shall hold a public hearing in relation to the application. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least two-thirds (2/3) of all the members of the City Council will be required to approve any application which fails to receive a favorable Planning and Zoning Commission recommendation.
- E. *Reapplication.* If an application for a conditional use permit or amendment to a conditional use permit, is denied, the same application or substantially similar application may not be resubmitted to the City within one (1) year of the date of denial unless approved by no less than a three-fourths (¾) favorable vote of the Council in an open, public meeting. The City Planner shall determine whether an application is the same application or substantially similar application.

Section 400.180 Zone Changes.

- A. *Purpose.* To establish procedures for changing zoning district classification of property.
- B. *Application Requirements.*
 - 1. A request for a change in the zoning district classification of property may be made by the City Council, a City Official, or via an application from the owner or leaseholder of the subject property. If the application is made by a leaseholder or an authorized agent of the owner, the property owner must also sign the zone change application or authorize the zone change application in writing. Applications for a change in zoning classification shall be made to the City. To initiate the review process, the proper application, plans and fees as set out in this Code must be filed with the City Planner.
 - 2. For an application to be accepted for review, the following information shall be either provided on the application or on a separate map and/or sheet accompanying same. Additional information to be placed on or submitted with the application/site plan beyond the requirements listed below may be requested by the City Planner. The City Planner may also waive the submission requirement for any of the same following information:

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- a. Location map, including north arrow and map scale.
 - b. Existing and proposed zoning district, subdivision name, lot number, dimensions and area of the property proposed for rezoning, and zoning of adjacent parcels where different than said subject property.
 - c. A certified metes and bounds description of the property which would be affected by the proposed zoning district change.
 - d. Proposed use of the subject property, if any.
 - e. Location and identification of all right-of-ways and easements (existing and proposed).
 - f. Name, address and telephone number of the person or firm submitting the application, the submitter's legal interest and the person or firm who desires the review comments to be forwarded to them.
- C. *Staff Procedure.* The City Planner shall review the submitted documents for deficiencies. Within fifteen (15) days of receipt of the application, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration before the Planning and Zoning Commission, unless said timeframe is mutually waived. Applicant must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. Applications are scheduled for consideration by Planning and Zoning when all submission requirements are met. Upon receipt of the application, which has been determined to be complete by the City Planner, the application shall be referred to the Planning and Zoning Commission..
- D. *Planning and Zoning Commission Procedure.* The Planning and Zoning Commission shall hold a public hearing in relation to the application. The Planning and Zoning Commission shall investigate and make a report and recommendation regarding the application based upon the criteria for approval of a change in zoning district classification set forth in this Section. Such report and recommendation shall be filed with the Council within sixty (60) days of official submission to the Commission. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approval unless said time period is extended by mutual agreement in writing. The "*date of official submission*" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
- E. *City Council Procedure.* Upon receipt of the report and recommendation of the Planning and Zoning Commission, the Council shall hold a public hearing in relation to the application. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least two-thirds (2/3) of all the members of the City Council will be required to approve any application which fails to receive a favorable Planning and Zoning Commission recommendation.
- F. *Criteria For Approval of Change in Zoning District Classification.*
1. It shall be the responsibility of the applicant to clearly establish that the following criteria are met:
 - a. The zone change will not adversely affect the character of the neighborhood.
 - b. The zone change will not have any negative effect upon traffic conditions.
 - c. The zone change will not substantially increase fire hazards.

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- d. The zone change will not overtax the sewage or public utilities.
 - e. The zone change will not adversely affect the public health, safety and general welfare of the community.
- G. If the application for a change in zoning district classification is approved and the ordinance is enacted, the City Planner shall be directed to reflect said change upon the City's Zoning District Map and file a copy of same with the City Clerk.
- H. *Reapplication.* If the application for a change in zoning district classification is denied, the same application or substantially similar application may not be resubmitted to the City within one (1) year of the date of denial unless approved by no less than a three-fourths ($\frac{3}{4}$) favorable vote of the Council in an open, public meeting. The City Planner shall determine whether an application is the same application or substantially similar application.
- I. *Protest Petitions.* The affirmative vote of at least two-thirds ($\frac{2}{3}$) of all the members of the City Council shall be required to authorize a change in zoning district, when a protest against said zone change is presented to the City Clerk in writing at least five (5) full days (including weekends and holidays) in advance of the City Council meeting at which the matter is to be considered. Therefore, protest petitions must be received by 5:00 P.M. Central Standard Time (CST) the day preceding the required five (5) days. The protest shall be duly signed and acknowledged by the owners of thirty percent (30%) or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed to be changed.

Section 400.185 Text Amendments.

- A. *Purpose.* To establish procedures for texts amendments to this Chapter in order to amend, supplement, change, modify or repeal any provision of the land use regulations set forth in this Code.
- B. *Application Requirements.*
- 1. An applicant, the Council or a City Official may request a text amendment. Applications for a text amendment shall be made to the City. To initiate the review process, the proper application, plans and fees as set out in this Code must be filed with the City Planner.
 - 2. For an application to be accepted for review, the following information shall be either provided on the application or on a separate sheet accompanying same. Additional information to be submitted with the application beyond the requirements listed below may be requested by the City Planner. The City Planner may also waive the submission requirement for any of the same following information:
 - a. A detailed description of the proposed amendment, supplement, change, modification or repeal of any provision of this Chapter.
 - b. The specific reason(s) the applicant is seeking the desired amendment, supplement, change, modification or repeal of any provision of this Chapter.
 - c. The Section(s) of this Code or Chapter that would be impacted and the extent of this impact. If more than one (1) Section would be affected, each individual impact is to be detailed separately.
 - d. Name, address and telephone number of the person or firm submitting the application, the submitter's legal interest and the person or firm who desires the review comments to be forwarded to them.

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- C. *Staff Procedure.* The City Planner shall review the submitted documents for deficiencies. Within fifteen (15) days of receipt of the application, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration before the Planning and Zoning Commission, unless said timeframe is mutually waived. Applicant must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. Applications are scheduled for consideration by Planning and Zoning when all submission requirements are met. Upon receipt of the application, which has been determined to be complete by the City Planner, the application shall be referred to the Planning and Zoning Commission..
- D. *Planning And Zoning Commission Procedure.* The Planning and Zoning Commission shall hold a public hearing in relation to the application. The Planning and Zoning Commission shall investigate and make a report and recommendation regarding the application based upon the criteria for approval of a text amendment set forth in this Section. Such report and recommendation shall be filed with the Council within sixty (60) days of official submission to the Commission. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approval unless said time period is extended by mutual agreement in writing. The "*date of official submission*" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
- E. *City Council Procedure.* Upon receipt of the report and recommendation of the Planning and Zoning Commission, the Council shall hold a public hearing in relation to the application. The City Council may, at its discretion, add to or delete from recommendations of the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least two-thirds (2/3) of all the members of the City Council will be required to approve any application which fails to receive a favorable Planning and Zoning Commission recommendation.
- F. *Criteria For Approval of Text Amendment.*
1. It shall be the responsibility of the applicant to clearly establish that the following criteria are met:
 - a. The text amendment will not adversely affect the character of the neighborhood.
 - b. The text amendment will not have any negative effect upon traffic conditions.
 - c. The text amendment will not substantially increase fire hazards.
 - d. The text amendment will not overtax the sewage or public utilities.
 - e. The text amendment will not adversely affect the public health, safety and general welfare of the community.
- G. *Reapplication.* If the application for text amendment is denied, the same application or substantially similar application may not be resubmitted to the City within one (1) year of the date of denial unless approved by no less than a three-fourths (3/4) favorable vote of the Council in an open, public meeting. The City Planner shall determine whether an application is the same application or substantially similar application..
- H. *Protest Petitions.* The affirmative vote of at least two-thirds (2/3) of all the members of the City Council shall be required to authorize a text amendment, when a protest against said text amendment is presented to the City Clerk in writing at least five (5) full days (including

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weekends and holidays) in advance of the City Council meeting at which the matter is to be considered. Therefore, protest petitions must be received by 5:00 P.M. Central Standard Time (CST) the day preceding the required five (5) days. The protest shall be duly signed and acknowledged by the owners of thirty percent (30%) or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed to be changed.

9. DATE SELECTION FOR APPRECIATION DINNER

Commissioners and Planner Hood decided to vote via email. Planner Hood will supply available dates to Commissioners, and they will vote on the date the desire.

10. ADJOURNMENT

Chairman Boggs adjourned the meeting at 8:03 pm.

Respectfully Submitted,



Angie Shoemate